

Cocoa Beach Club & Marina

Membership Information



Primary Membership Season

Members may choose either the “Winter Season” (January, February, March & April) or the “Summer Season” (May, June, July & August) as their “Primary Membership Season”. Members enjoy one full month of uninterrupted vacation time during their Primary Membership Season in the residence in which they purchased.

Every year, Members select one month during their Primary Membership Season that they would like to stay at the resort (“Choice Month”). If a Member’s Choice Month during their Primary Membership Season is pre-selected by a Member with higher priority that year (see “Annual Priority Rotation” below), the resort may be able to offer an alternate residence to satisfy the Member’s Choice Month.

Annual Priority Rotation

There are no more than four (4) fractional owners (Members) per residence during each Primary Season (Summer & Winter). Each of the four Members will participate in an “Annual Priority Rotation” – a system that fairly and equitably rotates, on an annual basis, the respective Members’ priority for Choice Month selections.

With four (4) priority rankings, the first Member to purchase a fraction in a given residence will be entitled to the top priority ranking for the first year of occupancy, thus guaranteeing

their Choice Month for that year. Subsequently, the Member who chose first in the previous year will choose fourth in the following year; the Member who chose second will choose first; the Member who chose third will choose second; and the Member who chose fourth will choose third. The Annual Priority Rotation not only ensures equal access for all Members, but also preserves the value of each and every fraction.

As mentioned above, while Members purchase and own a 1/8th fractional deed in a specific residence, they are not limited to use of that particular residence only. For example, should a Member’s Choice Month in their residence be unavailable (due to the Member’s priority in that year), the resort may, based on availability, be able to offer another residence that accommodates the Member’s Choice Month. Members also enjoy access to other Member’s unused vacation time through the “Resort Rental Service” (explained in more detail below).



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Fall Season

Members enjoy two additional weeks of pampering vacation time during the resort's "Fall Season" (September 1st through December 21st). Members' Fall Season weeks may be used consecutively, or, at the Members' discretion, may be split into two separate, non-consecutive weeks.

Priority for Fall Season reservations is established on an annual basis and in the inverse order of the rankings established by the Annual Priority Rotation for the Primary Membership Seasons.

For example, the Member with the last Primary Membership Season priority ranking will reserve their Fall Season weeks first, without restriction. The remaining Members will reserve their own Fall Season weeks in accordance with this inverse priority ranking.

Holiday Package

Members may purchase the period from December 22nd through January 1st of each year as a separate "Holiday Package". Ranging from \$85,000 to \$95,000 per package, this annual premium period is fractionally deeded and may be sold, willed, gifted, transferred or placed in a trust or corporation.

Resort Rental Service

We know that Members may occasionally find themselves unable to utilize all of their vacation time, so we designed the Resort Rental Service for just this eventuality. By providing Members the ability to offer their extra vacation time to other Members (as well as to fully-qualified prospective Members), the Resort Rental Service affords maximum vacation flexibility. Whether you choose to change your vacation plans on the fly, or simply opt to generate planned rental revenue, the Resort Rental Service ensures that your initial financial investment provides reliable value, year after year.